

CITY OF AUSTIN ROW # 107 24907

CASE # <u>2012 - 017858 - R</u> TCAD # <u>01/60862/70000</u>

### APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION (RDCC)

## GENERAL MODIFICATION WAIVER

STREET ADDRESS: 1809 Schulle
LEGAL DESCRIPTION: Subdivision - Tobin & Johnson Subd Amended Plat of Lots 7
Lot(s) 7A Block 4 Outlot Division
LAND STATUS DETERMINATION CASE NUMBER (if applicable)
I/We Ryan Vinson on behalf of myself/ourselves as authorized agent for
Vinson Radke Investmentsaffirm that on Feb 22nd,2012_,
hereby apply for a hearing before the Residential Design and Compatibility Commission for modification Section 2.8.1. of up to 25% increase in one or more of the following:
Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.  Maximum Linear feet of Gables protruding from setback plane  Maximum Linear feet of Dormers protruding from the setback plane
Waive or modify the side wall articulation requirement of Section 2.7.
Side Wall Length Articulation (Please describe request. Please be brief but thorough).
Increase FAR by 466 sq ft or approx. 7%. I have worked diligently for 11 months to
produce a plan meeting all city requirements and my desired needs for my home. Now
When I go to permitting it has been brought to our attention that our habitable attic space
Is no longer excluded, as of a few weeks ago. Impervious Cover is under 45% allotment.
in a SF-3 N/P zoning district West Austin
Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) – case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.



# CITY OF AUSTIN APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION GENERAL MODIFICATION WAIVER

#### **REASONABLE USE:**

 The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

Two existing easements on the lot shrink buildable area and create trouble to produce a Floorplan acceptable to the owner. After 11 months of design around local building ordinances a plan that fit all guidelines was completed, to find out without Notice that a habitable attic exemption is no longer valid as of a few weeks ago. REQUEST:

- 2. The request for the modification is unique to the property in that:
- Design of area needing exemption was created to fit a recently removed portion of the Building ordinance and space is created underneath existing roof lines, thus not adding Any mass to the structure from the street view. Neighboring property was granted a FAR Variance and adds a large structure adjacent to subject and a variance would allow for a more cohesive feel to the street. Other properties in the vicinity also have similar FAR's.

Property has an unusual 10 ft ROW before the street creating a larger looking lot and smaller looking home because the home sits 35 ft off the street instead of 25 or less.

AREA CHARACTER:

3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Modification will not affect street mass or any neighboring properties current or future

Use. Modification will allow subject to more uniformly fit with the neighboring property

In not being dwarfed as much by its size. Meets homeowners needs for children's space
and bathrooms. Fits the size and scale of many homes in the surrounding neighborhood.

#### CITY OF AUSTIN APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION

### GENERAL MODIFICATION WAIVER

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 8701 Neider Dr

City, State Austin, TX Zip 78749

Phone 512-743-6913 Printed Name Ryan Vinson

Signature Date 2/22/2012

OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 8701 Neider Dr

City, State Austin, TX Zip 78749

Phone 512-743-6913

Signature

Printed Name Ryan Vinson

# **City of Austin** Residential Permit Application Residential Review, 2<sup>nd</sup> floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747

50.64	PR#	BP#,
a a	12-017058-R	12 A
	Assigned: EV 2-23-2012	Due Date 3-1-Zet2
epa se (	Review Date	Jissue Date
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154000000	CONTRACTOR ACTION OF THE PROPERTY OF THE PROPE	

Project Address: 1806 8 1 11			Projec	et Information
1007 Schulle	AVENUE	Tax Parcel ID:	01168217	
Legal Description: Lot 7A R		+Johnson	Subst	
Zoning: SF-3MP W.A.	NG	Lot Size (square fe	et) 6825	
Neighborhood Plan Area (if applicable):	T MATIN	Historic District	if applicable):	
Is this site within the Residential Design and Note: Boundaries are defined under Title 25-2 Subchar	Compatibility Standardo C	Irdinanaa Dawa 4	/ Area?	N (Y)
Does this site currently have water availabilit	v? V (iv		ailability?	Y OP
If no, contact Austin Water Utility to apply for water/w Does this site have a septic system?	astewater taps and/or service ext			
Does this site require a cut or fill in excess of	four (4) feet?	ii yes, submit a co	ppy of approved septic permit	
If yes, contact the Development Assistance Center for a	Site Plan Exemption.	·		Y Ø
Does this site front a paved street?	N	Is this site adjace	nt to a paved alley?	Y
Does this site have a Board of Adjustment (B	OA) variance? Y N	Cone #		(if applicable)
Does this site have a Residential Design and ( If yes, provide a copy of decision sheet. Note: A perm	ut cannot be approved within 1	O days of approval of	a variance from BOA.	Y
Note: If yes, application for a tree permit with the City	dinance? This would inclu Arborist may be required	ide canopy and/or	critical root zone.	Й
is this site within one hundred-fifty (150) feet	of the one hundred (100)	year floodplain?		Y N
Note: Proximity to a floodplain may require additions	il review time.			
			Doraci	A CANA
Existing Use: vacant single-family re	sidential duplex resid	ential two-fa	mily residential other	ption of Work
Proposed Use: vacant single-family re	sidential) duplex resid		mily residential other	
Project Type: new construction a	ddition addition/remo		· · · · · · · · · · · · · · · · · · ·	
# of bedrooms existing: Q # of bedrooms				
Will all or part of an existing exterior wall be	removed as part of the pro	f baths existing: ject? Y	(N) # of baths p	proposed: 3.5
Note: Removal of all or part of a structure requires a	demolition permit.	,	_	
Project Description: (Note: Please provide thorough	of Single F	ditional pages as neces	sary)	
3,3ed 3.5 Bath	of Single F	EMILY P	ome - 2 Sto	100
-			<del></del>	
Trades Permits Required: electric	plumbing med	chanical (HVAC)	concrete (right-	of-way)
Total Job Valuation: \$_3\infty, \$\eta 00	Portion of Total Job Value	tion Dodi	D	Job Valuation
	to Addition/New Construction	ction: \$ 100 %	Portion of Total Job Vato Remodel/Repair: \$	aluation Dedicated
Note: The total job valuation should be the sum total	Drimany Church	_	, –	
	Primary Structure:	\$	Bldg: \$ E	llec: \$
materials only, founded to nearest dollar Dermit fore	Accessory Structure:	\$		ech: \$

#### Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing	New	Exemption	Total	
1 <sup>st</sup> Floor	_ <i>Q</i>	1913	2.compton	1913	
2 <sup>nd</sup> Floor	<i></i>	1002		1002	
3 <sup>rd</sup> Floor					
Basement					
Attic					
Garage (attached)		473	200 Ft	473 - 273	
(detached)			· · · · · · · · · · · · · · · · · · ·		
Carport (attached)				:	
(detached)				<del></del>	
Accessory building(s) (detached)					
2300 or 2730	TOTA	AL GROSS FLO	OR AREA	3188	
(458 #) (Total Gros	s Floor Area /lo	ot size) x 100 =	16.8 FI	oor-To-Area Ratio (FAR)	
Is this project claiming a "parking area" exc Is this project claiming a "ground floor pord Is this project claiming a "basement" exemp Is this project claiming a "habitable attic" e Is a sidewall articulation required for this popoes any portion of the structure extend be	ch" exemption a ption as describ xemption as des roject?	as described unde ed under Article : scribed under Art	r Article3?	А О 4 О 4 О 7 О 8 О 7 О 8	
Parking Area exemption: Up to 450 square feet of a		<del></del>			

Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if: it does not have habitable space above it; and the open sides are clear and unobstructed for at least used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower, and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a



Building Coverage Information  Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)
Existing Building Coverage (sq ft): 0 % of lot size: 5
Proposed Building Coverage (sq ft): % of lot size: 400 0 0 7730
Impervious Cover Information  Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)
Existing Impervious Cover (sq ft): O % of lot size.
Proposed Impervious Cover (sq ft): 2976 % of lot size: 43.6
Setbacks  Are any existing structures on this site a non-compliant structure based on a yard setback requirement?  Y  N
Does any structure (or an element of a structure) extend over or beyond a required yard?  Y  N
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3)  Y  N
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)  Parking (LDC 25-6 Appendix A & 25-6-478)
Building Height 26 7ft Number of Floors: 2 # of spaces required: 2 # of spaces provided: 2
Right-of-Way Information
Is a sidewalk required for the proposed construction? (LDC-6-353)  *Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor one by 50 kg.
of the building's gross noor area by 50 % or more.
Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project?
Width of approach (measured at property line): 20 ft Distance from intersection (for corner lots only):
Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y N

		Building and	Site Area
Area Description  Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary.  Measurements are to the outside surface of the exterior wall.  1 st floor conditioned area	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
2 <sup>nd</sup> floor conditioned area		1927	1921
2 nool conditioned area		1002	
3 <sup>rd</sup> floor conditioned area			1002
Basement			
Covered Parking (garage or carport)		473	1602
Covered Patio, Deck or Porch / /		344	7/3
Balcony			344
Other			
Total Building Coverage	202000000000000000000000000000000000000	223	
Driveway	Control of State S	The second secon	2738
Sidewalks		538	238
Uncovered Patio		0	7
Uncovered Wood Deck (counts at 50%)			
AC pads			
Other (Pool Coping, Retaining Walls)			
Total Site Coverage			
Pool	· 在 10年 10年 10年 10年 10日	2976	2970
Spa	<u> </u>		



Owner	Vinson Radits Invasiments	Applicant or	Rya Vinsus
Mailing	O the Editor Menio	Agent	1940 Vinsin
Address	8701 Nerder Dr. ATX 7874	Mailing Address	6,1
Phone	812-743-6913 Rygn V11501 99 Dgma 1. Com 288-8646	Phone	<del></del>
Email	Ruga V10600 99 2000 181 Cons	Email	· · · · · · · · · · · · · · · · · · ·
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ax	<u></u>	Fax	7.10.3.100 00 00.00

Acknowledgments	100 100	37.7	<b>生物等的现在</b>	150 m	ty files and
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	TYCIST	LOWI	CUZ	HC	шіз

Is this site registered as the owner's homestead for the current tax year with the appraisal district?

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.

I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property.

If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.

I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.

I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.

I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed. Tree protection is required per Section 25-8-603.

Erosion and Sedimentation Controls are required per Section 25-8-181.

I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any violation of the provisions of the current adopted building codes or another ordinance of the City of Austin.

Applicant's signature: Date: 2 · 2 3 - /2	Applicant's signature:	000	Date: 2.23-12
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# City of Austin

Founded by Congress, Republic of Texas, 1839 Planning & Development Review Department Residential Review 505 Barton Springs Road, 2<sup>nd</sup> Floor Austin, Texas 78704



February 24, 2012

To Whom It May Concern::

The first review comments have been issued for a residential building permit for a new two story single family residence located at 1809 Schulle Avenue, Austin, Texas. The comments that have been issued are:

- 1. The proposed site plan shows the structure encroaching into the side yard setback on the left side. No structures can encroach into any setback.
- 2. Overhangs cannot encroach more than 2 feet into a required yard.
- 3. Place a north arrow to the site plan.
- 4. A new Tree permit is required, specifically, for this application.
- Page 3 of the application is over the allowable 40% gross floor area. The allowable area at maximum is 2730 square feet. Your application is showing 3196 (46.8%).
- 6. Provide a section detail for the habitable attic and storage/mechanical areas.
- 7. Verify the square footage of the second floor to include these areas and show on pages 2 and 3 of the application.
- 8. Please resubmit the redlined plans, the original application and revised drawings to Residential Review specifically, to Edward Vigil. This review cannot proceed until revisions and any necessary applications and documents are submitted for review.
- 9. Please submit 2 full size complete set of drawings to scale and legible (24 x 36) and 1 small set to scale and legible (8.5 x 11 or 8.5 x 14).

Sincerely,

Edward Vigil Planning & Development Review Department Residential Review

**ONE STOP SHOP 505 Barton Springs** Austin, Texas 78701 (512) 974-2632 phone (512) 974-9112 phone (512) 974-9779 fax

(512) 974-9109 fax



**Austin Energy Electric Service Planning Application (ESPA)** For Residential and Commercial "SERVICE ONLY" Under 350 amps 16 or 225 amps 36

Check this box if this is for a building permit only.

JGM

(Please print or type. Fields left blank will be considered Not Applicable.) Responsible Person for Service Request Steven Kapte Phone 626-865 Email Steven RADILE @ GMail. com Fax 288-8646 Project Name 1809 Schule New Construction Remodeling Project Address 1809 Schule Legal Description Lot 79 BIK4 Toba & Johnson Lot 74 Block 4 Requested Service Duration: Permanent Service Construction Power/Temp Service (Usually less than 24 months) Who is your electrical service provider? AE Other Overhead or Underground Voltage Single-phase (1\$) or Three-phase (3\$) Service Main Size(s) \_\_\_\_\_\_(amps) Number of Meters? \_\_\_\_\_ AE Service Length \_\_\_\_\_\_ (ft.) Conductor \_\_\_\_\_\_ (type & size) SqFt Per Unit \_\_\_\_\_ #Units \_\_\_\_ All Electric Gas & Electric Other \_\_\_\_\_ Total AC Load \_\_\_\_\_ (Tons) Largest AC unit \_\_\_\_\_ (Tons) LRA (Locked Rotor Amps) of Largest AC Unit \_\_\_\_\_ (Amps) Electric Heating \_\_\_\_\_\_(kW) Other \_\_\_\_\_\_(kW)

Comments: New Construction

Steven RADE 2/23/12 626-8645 ESPA Completed by (Signature & Print name)

Approved: Yes No (Remarks on back)

Date Phone AE Representative

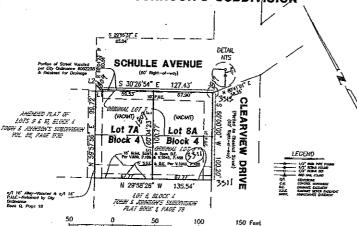
Application expires 180 days after date of Approval (Any change to the above information requires a new ESPA)

[Section 1.1]

[Approval Fig. 2.3 2.14]

clearance from AE energized power

lines. Enforced by AE & NESC codes



REARING

SITE
 VICINITY MAP

OWNER'S DEDICATION

STATE OF TEXAS: KNOWN ALL MEN BY THESE PRESENTS:

I. (we),C. Michael Lucas, the undersigned Owner(s) of Lot 7 and Lot 8, Block 4, Tobin & Johnson Subdivision, 8 feet of an adjacent vacated 16 foot Alley and a vacated portion of Schulle Street, in The City of Austin, Travis County, Texos, conveyed to us (me) by instrument recorded in Document No. 2007231980 of the Official Public Records of Travis County, Texas, and shown on this plat, do hereby amend said Lots to known as Lot 7A and Lot 8A, Block 4, Tobin & Johnson's Subdivision and do hereby dedicate for public use all streets, alleys, public easements, etc. shown hereon, subject to any easements and restrictions heretafore granted and not released.

WITNESS MY HAYD this the 15 TH day of MAY 2008, AD.

Michael Lucas 2304 Mimasa Houston, Texas 77019

STATE OF TEXAS: COUNTY OF TRAVIS:

Before me, the undersigned authority, on this day personally appeared C. Michael Lucas, known by me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15th day of

Notary Public In and For the State of Texas Martin Bency Tes Printed Name of Notary My Commission Expires: 8-20-11



STATE OF TEXAS:
COUNTY OF TRAVIS:
I DAVIA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT
THE FORECOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION
WAS FILED FOR RECORD, IN MY OFFICE ON THE 5. DAY OF JUNE, 2008 A:D.
AT 11:59 O'CLOCK 11M, PLAT RECORDS OF SAID COUNTY AND STATE IN
DOCUMENT NUMBER 2004 00 172. OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 5 DAY OF JUNE 20.00 A D. DAY DAMA DEBEAUVOIR, COUNTY CLERK, THIS TRAVIS COUNTY, TEXAS

Michael P. GONZAles

Michael P. CTONZALCS

Michael P. GARAGE

THIS SUBDIVISION PLAT IS UDCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS SHE ZOOD DAY OF MAY 2018 AD.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPARTMENT; CITY OF AUSTIN, COUNTY OF TRAVE, THIS THE ZOE DAY OF MAN 2008 A.D.

VICTORIA U P.E. DIRECTOR
WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPARTMENT

GENERAL NOTES:

- Prior to construction in this subdivision, drainage plans will be submitted to the City of Austin for review. Roinfull run-off shall be held to the amount existing at undeveloped status by panding or other approved methods.
- No driveway shall be constructed closer than 150 feet to the edge of povement of an intersecting arterial street or closer than 50 feet to the edge of povement of an intersecting local or collector street.
- All streets, drainage, sidewalks, water and wastewater lines are to be constructed and installed to the City of Austin and Travis county standards.
- All restrictions and notes from the previous existing subdivision, "Tobin & Johnson's Subdivision, shall apply to this amended plat.
- Property owner or his/her assigns shall provide for occess to the drainage easements as may be necessary and shall not prohibit access by governmental authorities for inspection of said easements.
- No objects, including but not limited to buildings, fences or landscaping shall be allowed a drainage easement except as approved by the City of Austin.
- All drainage easements on private property shall be maintained by the property owner or
- 8. In addition to the eosements shown hereon, the following public utility eosements are hereby dedicated: ten feet (10') along and adjacent to all street rights—of—way.
- 9. City of Austin Site Development permit is required prior to any site development.
- Prior to construction, except detached single family on any lot in this subdivision, a development permit must be obtained from the City of Austin.
- 11. Public sidewalks, built to City of Austin standards, are required along all streets as shown by a datted line on the face of the plot. Sidewalks shall be in place prior to the lots being occupied. Failure to construct required sidewalks may result in the withholding Certificate of Occupancy, building permits, or utility connections by the governing body or utility company per Land Development Code 25-6-351.
- 12. This subdivision is located within the Town Loke watershed and is classified as water supply suburban.
- 1.3. No lot will be occupied until the structure is connected to City of Austin water and wastewater utilities.
- 14. Any relocation of electric facilities, or public utilities for this site shall be at owners
- 15. This lot is located within the Edwards Aquifer Recharge Zone.
- 16. The water and wastewater utility system serving this subdivision, must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection feas with the utility construction.
- Erosion/Sediment controls are required for all construction on each lot, including single family and duplex construction, pursuant to LDC .25-8-181 and the Environmental Criteria Manual.

No partion of this tract lies within the 100 year flood plain as shown on Federal Flood inistration F.I.R.M. Community No. 480624 Panel 0205E dated 6/16/93 for Travis County and incorporated areas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS: COUNTY OF TRAVIS:

I, Victor M. Garza, am Registered in the State of Texas to practice the profession of land surveying, and do hereby certify that this plot complies with the rules and regulations of Travis County, Texas, and the Land Development Code of the City of Austin, Chapter 25, 1999, and that said plat was prepared from a physical survey of the property under my direct supervision to

1999, and that said plat was prepared direct supervision for profit of the control of the contro

Surveyor No.4740, State of Texas

e 512.458.6969 Fax 512.458.9845

B&G Surveying, Inc. Victor M. Garzo R.P.L.S.

1404 West North Loop Bivd. Austin, Texas 78756

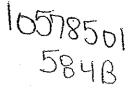


12/17/07 REVISIONS: 3/13/08 - CITY, COUNSINT

CASE NO. : C8-2007-0231.0A

LEG シンフを 88 g g g ž ž \$ 00,000 MEO (Platted As Chestnut Street) (60' Right—of—way) DETAIL NTS 100.20' 🔊 S 60'00'00" W SCHULL AVENUE Lot 8A Block 4 LOT G, BLOCKT A TOBIN & JOHNSON'S SCIBLINISION PLAT BOOKT, PAGE 19 (VACANT) 127.43 & D.E. Per V.1049, (60' Right-of-way) N 29'58'26" W S 30'26'54" E 15" Weint. Esmt. - Per V.880, P.186 CHESHIAL LOT T Block 4 Lot 74 \$ 29.55'37" Portion of Straat Vacated per City Ordinanca 60022! & Retained for Drainaga TOBIN'S JOHNSON'S SUBDINISION POL. 86, PROF. 1730 AMEMBED PLAT OF LOTS & 4 RG BLOOK 4 c/i 16' Alley~Vacated & c/i 16' P.U.E.~Retained by City Ordinance Book Q, Page 18

PHOTOGRAPHIC MYLAR





#### **Tree Permit**

Planning and Development Review Department One Texas Center, 505 Barton Springs Road, 4th floor Phons: (512) 974-1876 Fax: (512) 974-3010 Email: Michael Embesi@ci.austin.tx.us Website: w

Website: www.cr.austin.tx.us/trees

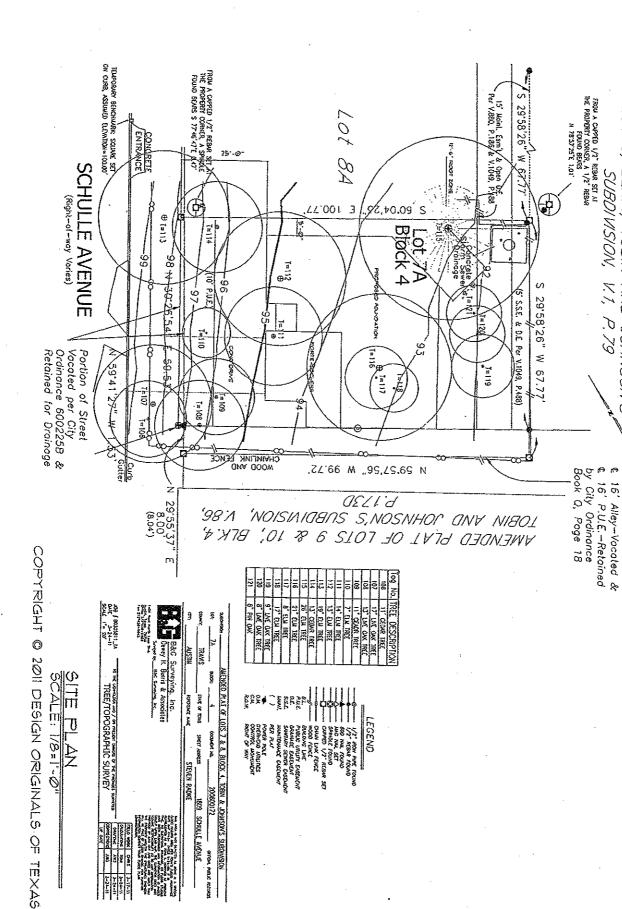
	Application request* (specify all that apply): Single Family Home / Duplex or Other	1
	kg kemoval of a protected-size tree:	
	Development exceeding allowable standards for encroachment in the tree's critical root zone;	
	The state of the s	
	* Refer to Land Development Code (25-8-801) and Environmental Criteria Manual (Section 3, App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.	
	Address of Property (Including zip code): 1809 Salulla A	
,	The state of Authorized Agent. VINSON VINCE	
	Building Permit Number (if applicable):  [Apply application fee to this permit (escrow)]  Telephone # (20/0 - 8/4 + 5 - 5 - # 200 - 8/4 + 5 - 5 - 8/4 + 5	
	Telephone # 10310-81045 Fax # 288-810410 E-mail: StevenRADITE @VRTAUSHO	
	Location on Lot 13 - 1 +	
	Trunk size at 4 % feet above ground: circumference (inches around) or diameter Z1, aches	≱í ì
	General Tree Condition: Poor	
	Reason for Request: Iree in middle of buildable area Proc	
	condition Lotis	
_	Owner/ Authorized Agent Signature Date hoad, 14 populated a	7
	Owner/ Authorized Agent Signature Date hoad. 14 populated D	/
	<ul> <li>Attach an aerial drawing that includes the location of the tree and the proposed development, including driveways, utility lines, irrigation systems, etc. This application is reviewed for tree impact only; not for zoning or other applicable regulations.</li> <li>The application may be emailed, faxed, or delivered to the above address. Payment (\$25 check to the City of Austin) must be made prior to City personnel completing this application. No fee is required for dead or diseased trees.</li> </ul>	
	PERMIT DETERMINATION – To be completed by City Arborist Personnel	
	Approved X*Approved With Conditions Denied Statutory Denial (more information required)	
(	Comments: Per attached plan No executations within 12.5 of colonel	
٠	in N.E. corner of lot.	
~		
X	*Conditions of Approval: None; As described within Arborist Comments (see above); and Applicant agrees to plant A caliper inches, container grown, City of Austin Class 1 trees* (i.e. Live Oak, Cedar Elm, Mountain Laurel) on the lot prior to obtaining a Certificate of Occupancy (minimum 2-inch trunk diameter). Prior to development, applicant agrees to supply an 8-inch root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration.  Provide a receipt for remedial tree care and / or any required pruning as performed by a certified arborist. No impacts are permitted within the tree ½ critical root zone (* ECM 3.5.2), including trenching for utilities.	
C	Owner/ Authorized Agent Signature Date City Arborist Signature	
	City Arborist Signature Date City Arborist Signature Date	

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BLK. A,

TOBIN AND JOHNSON'S





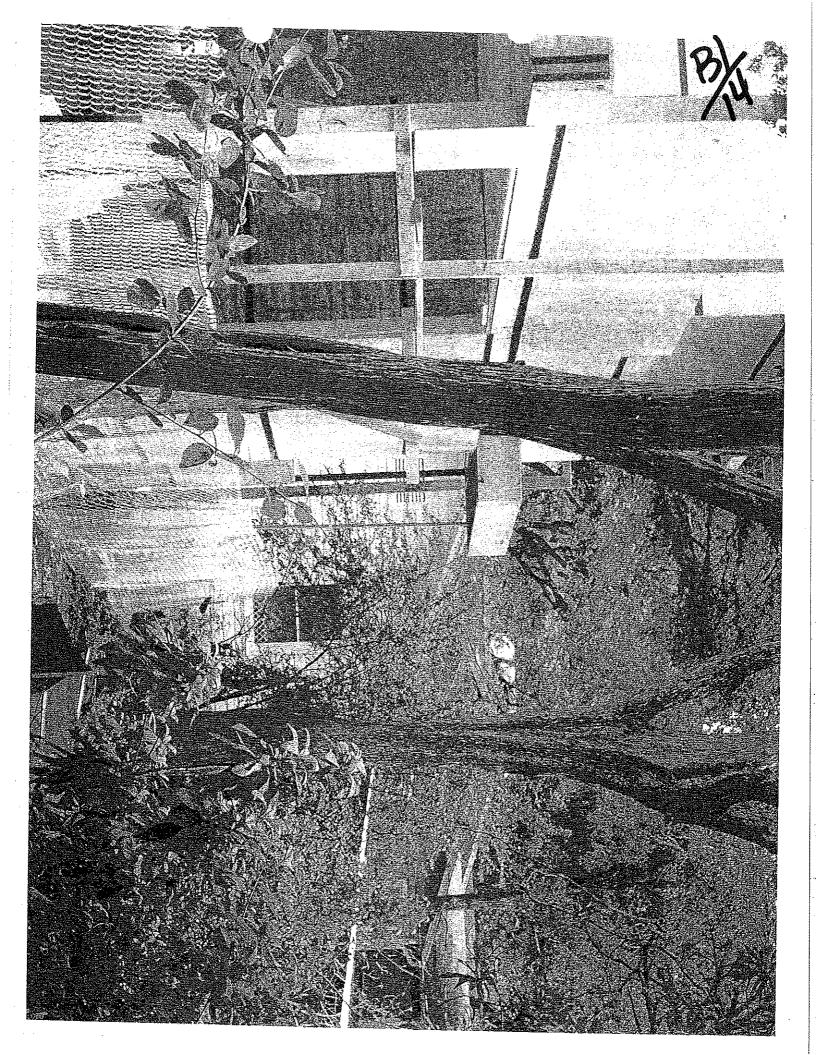
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1809 SCHULLE

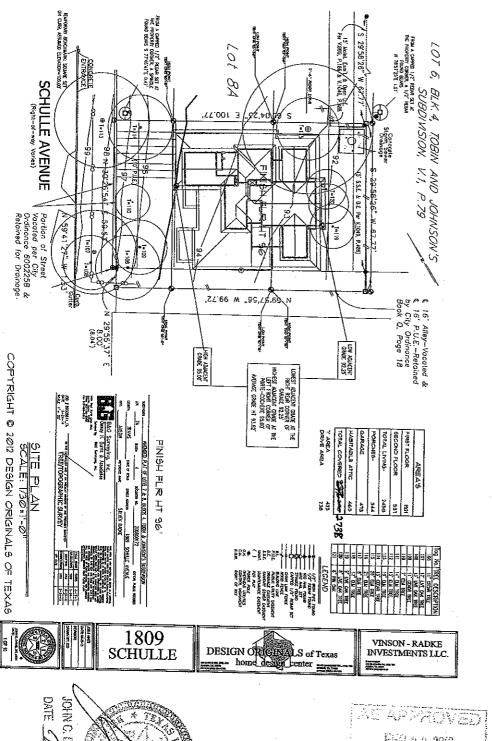


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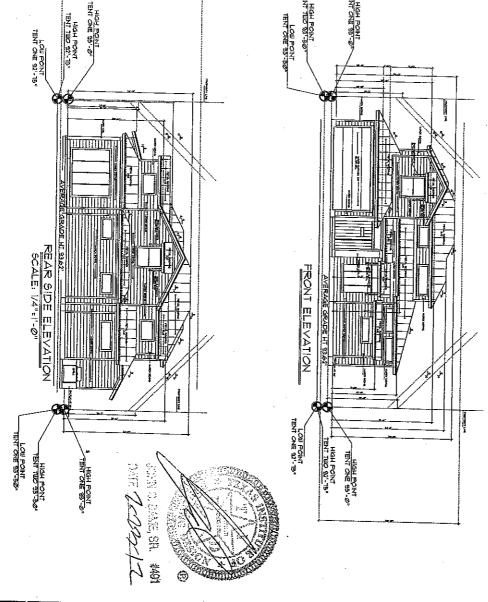




JOHN C. DAME SM. \*\*\*

AS APPROVED
PEO 2 3 2902
53 - 214
JOIN

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.



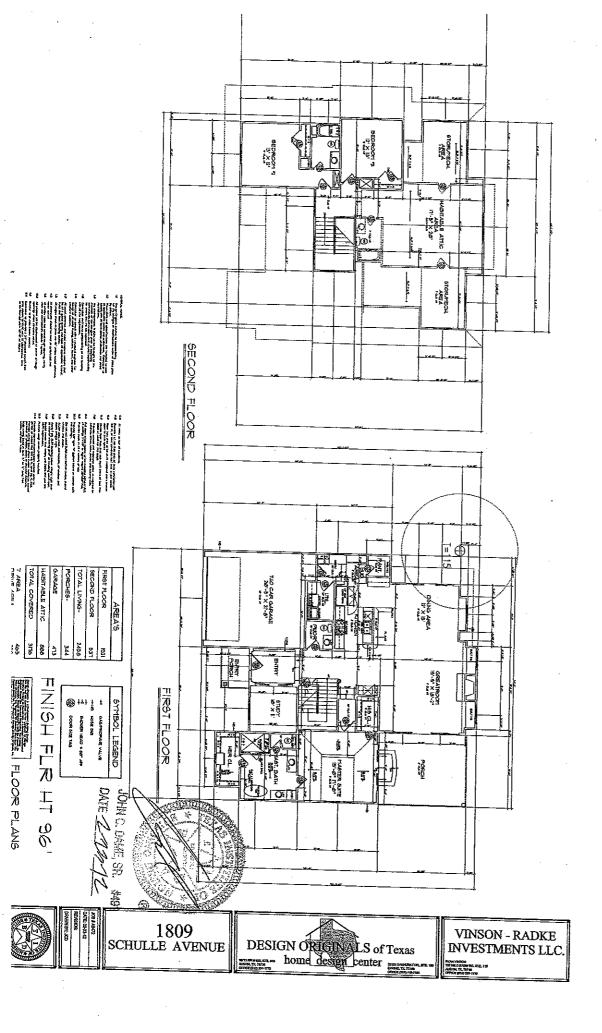


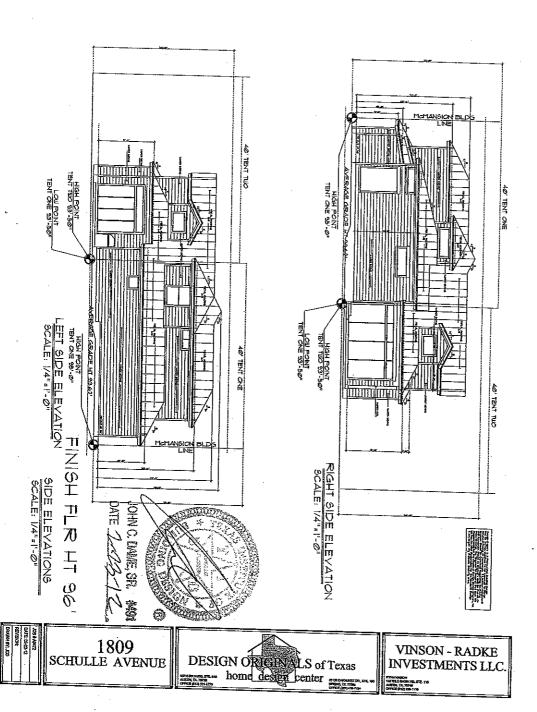


1809 SCHULLE AVENUE

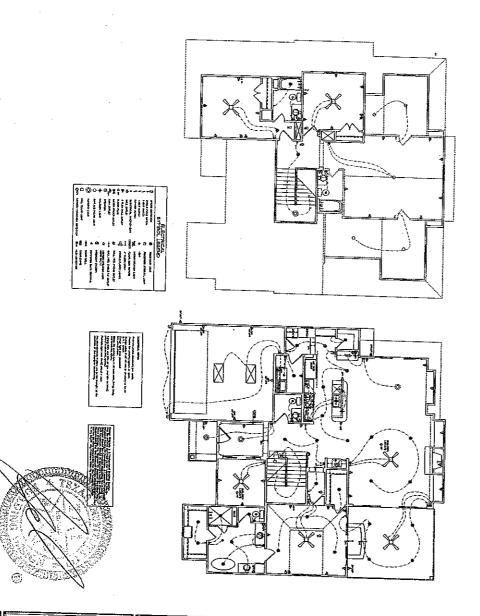


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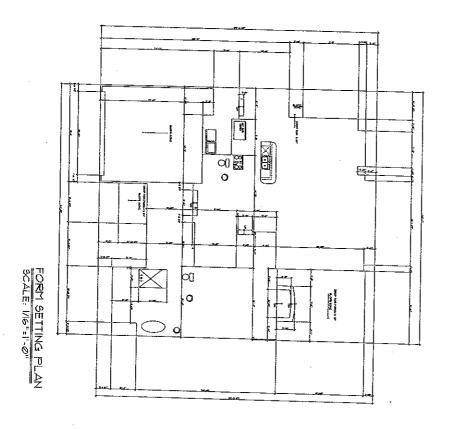
1809 SCHULLE AVENUE

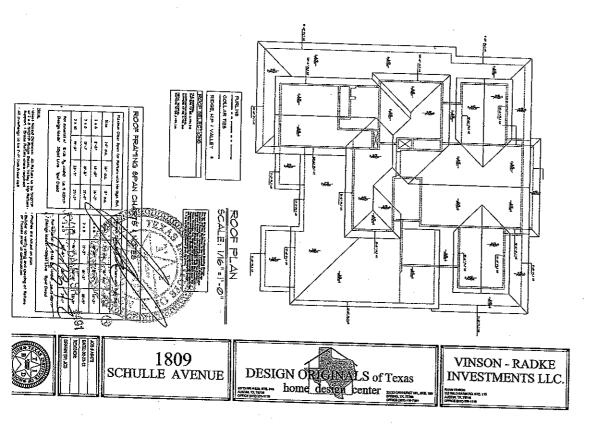


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